

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
Public Hearing (Continuation)
EPG Solar, 265 Pleasant Street
July 23, 2012

Meeting Posted: Yes

Time: 6:30 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Joanna L. Bilotta, Vice Chair, Robert J. Saiia, Thomas W. Bodkin, Jr.

Absent: Nathan J. Lockwood, Marion M. Benson, Planning Director

Chair opened the Public Hearing with the reading of the legal notice advertised in the Sentinel & Enterprise July 2 and July 9, 2012. The Public Hearing was to hear and discuss a special permit under Section 4.15. and a development plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for construction of a 1.0MW(AC) solar energy facility at 265 Pleasant Street. This evening's continuation was for EPG to provide a rendering to the Board of what the project would look like with all the requirements of the 200-foot setback.

Applicant is EPG Solar, LLC, 5425 Wisconsin Avenue, Suite 600, Chevy Chase, MD and is represented by Attorney Lisa Mead, Blatman, Bobrowski & Mead, LLC; Robert Babcock, Principal, EPG; and Cal Goldsmith, Goldsmith, Prest & Ringwall (GPR) Inc. Project is a large-scale ground-mounted solar facility located at 265 Pleasant Street. Mr. Babcock showed the 47-acre parcel with the 200-foot setback applied, which leaves 11% of the parcel useable for solar. Seventy-two (72%) percent reduction of the parcel area is a direct result of the new Bylaw. The remaining percentage is inaccessible upland and resource areas. Mr. Babcock provided this one scenario. He was instructed by his investors to come up with a solution that fits within the 200-foot setbacks. The power has been reduced by 14%, and the 1.1MW facility will fit inside the 200-foot setback. The landscape plan has been modified with fewer plantings. All the berms remain.

Jesse Johnson, David E. Ross Associates, Inc., landscape reviewer for the project on behalf on the Town- verified that the 200-foot setback had been applied from all property lines. He felt there was a dramatic reduction in plantings as a result of the smaller project and questioned the additional spacing between the raised beddings at the property line. He reiterated his previous reviews noting long term maintenance for the plantings.

David Prokowiew, 733 West Street- provided a written statement to the Board (attached) and inquired as to process. Mr. Bakaysa responded that the Hearing would probably be closed this evening; the Board would proceed with the Development Plan Review (DPR) and Special Permit (SP), and meet with the developer to discuss the plantings. He noted that EPG is now in compliance with the Bylaw.

EPG is requesting the Hearing be closed. Mr. Bakaysa noted he wants to have Jesse Johnson discuss his landscape recommendations with the project's landscape architect. This will be part of the Decision. Board discussion ensued regarding the landscaping. Mr. Bodkin Jr. felt an agreement should be reached on the landscaping before the Hearing closed. Attorney Mead noted that the reason the landscaping was proposed on the berm was to provide the most effective screening because of loss of topography. If it is moved down lower against the fence the heights being proposed right now will not be as effective screening. In regards to the spacing mentioned above by Jesse Johnson, EPG will propose a landscaping plan in between what was presented at the Hearing on July 16th and what is presented this evening. This will be prior to issuance of a building permit.

The following citizens voiced comments relating to landscaping:

Greg Bittner, 129 Pleasant Street

Angelina Belisle, 642 West Street

Celeste McCain, 275 Pleasant Street

Anthony Cleaves, Whitman & Bingham Associates, LLC, stormwater reviewer for the project on behalf of the Town- reviewed the revised plans and noted no stormwater related issues with the reduction in the size of the project, but recommended that the stormwater analysis be updated to be consistent with revised plans.

Ms. Bilotta-Simeone, Motion to close the Public Hearing, Second. Mr. Saiia. Roll Call vote, Mr. Saiia, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye.

Hearing closed at 7:05 PM.

After the Hearing closed Attorney Mead inquired as to the Permit vote. As Board member attendees will be limited at the August 13th Board meeting, a meeting will be scheduled for July 30th for Board signing of the Special Permit.

Audio and visual recording on file at Planning Office.